

NOTICE OF SALE

STATE OF TEXAS
MADISON COUNTY

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BY VIRTUE OF AN ORDER OF SALE

and issued pursuant to judgment decree(s) of the District Court of Madison County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable of said County, I have on October 1, 2020, seized, levied upon, and will, on the first Tuesday in November, 2020, the same being the 3rd day of said month, at the North Door, Madison County Courthouse of the Courthouse of the said County, in the City of Madisonville, Texas, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 10:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest of the defendants in such suit(s) in and to the following described real estate levied upon as the property of said defendants, the same lying and being situated in the County of Madison and the State of Texas, to-wit:

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
1	11917 11/13/09	33666 OCTOBER 01, 2020	MADISON COUNTY, ET AL VS. KAREN ROUNDTREE	A0011 JOHN CRIST, TRACT 81, LOT 1, MH ONLY, MH LABEL # TEX0476266 (33666)	\$5,770.00	\$5,770.00
2	14-13637-4 07/08/19	18518 OCTOBER 01, 2020	MADISON COUNTY, ET AL VS. IKE WINN, ET AL	All that certain tract of land situated in the John Crownover Survey, Abstract 12, Madison County, Texas, described as 100.00 acres, more or less, in Volume "X", Page 390, Deed Trust Records of Madison County, Texas; SAVE & EXCEPT however, the following: a. that certain 50.00 acre tract described in Volume 89, Page 622, Deed Records of Madison County, Texas; b. that certain 20.00 acre tract described in Volume 121, Page 454, Deed Records of Madison County, Texas; and c. that certain 24.00 acre tract described in Volume 153, Page 475, Deed Records of Madison County, Texas; leaving herein a residue of 6.00 acres, more or less.	\$178,450.00	\$36,159.20
3	17-14808 08/03/20	85086 OCTOBER 01, 2020	MADISON COUNTY, ET AL VS. DONNA L HARRISON RICHIE	0.002544 Royalty Interest, MD AMERICA ENERGY, WESSON (ALLOCATION) (1H) 0770925, and assessed on the tax rolls of North Zulch ISD in the name of Donna Harrison.	\$1,670.00	\$558.15
4	17-14808 08/03/20	48390 OCTOBER 01, 2020	MADISON COUNTY, ET AL VS. DONNA L HARRISON RICHIE	0.002528 Royalty Interest, MD AMERICA, RUGER (1H) 0745536, and assessed on the tax rolls of North Zulch ISD in the name of Donna Harrison.	\$1,370.00	\$1,370.00

5	17-14808 08/03/20	85085 OCTOBER 01, 2020	MADISON COUNTY, ET AL VS. DONNA L HARRISON RICHIE	0.002652 Royalty Interest, MD AMERICA ENERGY, SMITH (ALLOCATION) (1H) 0770917, and assessed on the tax rolls of North Zulch ISD in the name of Donna Harrison.	\$1,040.00	\$440.90
6	17-14808 08/03/20	46617 OCTOBER 01, 2020	MADISON COUNTY, ET AL VS. DONNA L HARRISON RICHIE	0.004095 Royalty Interest, MD AMERICA, CAMP (1H) 0025889, and assessed on the tax rolls of North Zulch ISD in the name of Donna Harrison.	\$330.00	\$330.00
7	17-14808 08/03/20	76820 OCTOBER 01, 2020	MADISON COUNTY, ET AL VS. DONNA L HARRISON RICHIE	0.002036 Royalty Interest, MD AMERICA, BTR (ALLOCATION) (1H) 0767657, and assessed on the tax rolls of North Zulch ISD in the name of Donna Harrison.	\$740.00	\$740.00
8	17-14808 08/03/20	76819 OCTOBER 01, 2020	MADISON COUNTY, ET AL VS. DONNA L HARRISON RICHIE	0.002372 Royalty Interest DEVON ENERGY PRODUCTION, EVANS FRANCES (01) 0111914, and assessed on the tax rolls of North Zulch ISD in the name of Donna Harrison.	\$90.00	\$90.00
9	18-16036 06/01/20	44969 OCTOBER 01, 2020	MADISON COUNTY, ET AL VS. MELINDA KIEHN WALTMON	0.006250 Royalty Interest, Benge Unit (1H), Lease #0025266, CML Exploration LLC, and being assessed on the tax rolls of Madison County, Texas in the name of Melinda Kiehn Waltmon.	\$7,570.00	\$3,596.46
10	18-16036 06/01/20	10011 OCTOBER 01, 2020	MADISON COUNTY, ET AL VS. MELINDA KIEHN WALTMON	0.006250 Royalty Interest, in the Goldsmith Benge A Y (01), Lease #0015528 and being assessed on the tax rolls of Madison County, Texas in the name of Melinda Kiehn Waltmon.	\$520.00	\$520.00
11	18-16036 06/01/20	10369 OCTOBER 01, 2020	MADISON COUNTY, ET AL VS. MELINDA KIEHN WALTMON	0.006250 Royalty Interest, in the Goldsmith Benge A Y (02), Lease #0016714 and being assessed on the tax rolls of Madison County, Texas in the name of Melinda Kiehn Waltmon.	\$1,490.00	\$1,260.47
12	18-16036 06/01/20	11335 OCTOBER 01, 2020	MADISON COUNTY, ET AL VS. MELINDA KIEHN WALTMON	0.006250 Royalty Interest, in the Benge A Y (01), Lease #0011238, MD America, and being assessed on the tax rolls of Madison County, Texas in the name of Melinda Kiehn Waltmon.	\$180.00	\$180.00

13	18-16036 06/01/20	46932 OCTOBER 01, 2020	MADISON COUNTY, ET AL VS. MELINDA KIEHN WALTMON	0.008750 Royalty Interest, in the Coffman (1H), Lease #0025813, CML Exploration, LLC and being assessed on the tax rolls of Madison County, Texas in the name of Melinda Kiehn Waltmon.	\$50.00	\$50.00
14	18-16048 06/01/20	31358 OCTOBER 01, 2020	MADISON COUNTY, ET AL VS. JACKIE G WATSON	2.00 acres, more or less, situated in the John Woodruff Survey, Abstract 35, Madison County, Texas, as described in deed dated September 15, 1994, from Jerry W. Gustavus to Jackie Gustavus Watson, in Volume 418, Page 719, Official Records of Madison County, Texas.	\$165,940.00	\$16,740.40
15	19-16277 08/10/20	41582 OCTOBER 01, 2020	MADISON COUNTY, ET AL VS. EARNIE WELCH JR	Mobile Home Only, located on Tract 31, Augustus Hotchkiss Survey, Abstract 17, Serial Number CLW022172TX;HUD# HWC0355096, and being assessed on the tax rolls of Madison County in the name of Earnie Welch, Jr.	\$16,890.00	\$5,868.73

(any volume and page references, unless otherwise indicated, being to the Deed Records, Madison County, Texas, to which instruments reference may be made for a more complete description of each respective tract.) or, upon the written request of said defendants or their attorney, a sufficient portion of the property described above shall be sold to satisfy said judgment(s), interest, penalties, and cost; and any property sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the said property, or their interest therein, within the time and in the manner provided by law, and shall be subject to any other and further rights to which the defendants or anyone interested therein may be entitled, under the provisions of law. Said sale to be made by me to satisfy the judgment(s) rendered in the above styled and numbered cause(s), together with interest, penalties, and costs of suit, and the proceeds of said sales to be applied to the satisfaction thereof, and the remainder, if any, to be applied as the law directs.

Dated at Madisonville, Texas, October 1, 2020

Sheriff Travis Neeley
Madison County, Texas

By _____
Deputy

Notes:

The Minimum Bid is the lesser of the amount awarded in the judgment plus interest and costs or the adjudged value. However, the Minimum Bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the judgments against the property plus all costs of suit and sale. ALL SALES SUBJECT TO CANCELLATION WITHOUT PRIOR NOTICE. THERE MAY BE ADDITIONAL TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF THE JUDGMENT. For more information, contact your attorney or LINEBARGER GOGGAN BLAIR & SAMPSON, LLP., attorney for plaintiffs, at (903) 872-3096